

STAFF REVIEW AGENDA

07/10/2008
FINAL

Zoning

- 1 PDC08-035 Work Code: Privately Initiated MANAGER: Licinia McMorrow
APN: **26437060** TECH: Derek Ng ENGINEER: Vivian Tom
Historic: No Impervious Surface: Yes Owner: Jose Montero
RDA area: SNI Planned Community: No
District: 3 Zone: R-M GP: MHDR (12-25) Near a Waterway (<300ft): No
Address: 0 EDWARDS AV SNI area: Washington Historic Dist: NO
Gross acres: 1.25 Previous files:
southwest corner of Edwards Avenue and South 1st Street
Planned Development Rezoning from LI Light Industrial and R-M Multiple Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow up to 50 residential units and 4000 sq. ft of commercial/retail on a 1.25 gross acre site

- 2 PDC08-037 Work Code: Privately Initiated MANAGER: John Baty
APN: **23029109** TECH: Derek Ng ENGINEER: Ryan Do
Historic: No Impervious Surface: Yes Owner: GREEN VALLEY CORP
RDA area: Rincon de los Esteros Planned Community: Rincon South
District: 3 Zone: A(PD) GP: IP-HE Near a Waterway (<300ft): No
Address: 0 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 3.21 Previous files: PRE08-064 PRE06-315
Southwest corner of N. 1ST ST & SKYPORT DR
Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow 9-story hotel on a 3.21 gross acre site.

Planned Development

- 3 PDA80-039-01 Work Code: None MANAGER: Suparna Saha
APN: **29901019** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: BETHEL CHURCH OF SANJOSE
RDA area: SNI Planned Community: No
District: 1 Zone: A(PD) GP: PQP Near a Waterway (<300ft): No
Address: 1201 S WINCHESTER BL SNI area: No Historic Dist: NO
Gross acres: 2 Previous files: PD07-057 SP07-045
west side of Winchester Boulevard, westerly terminus of Fireside Drive
Planned Development Permit Amendment to allow re-roofing for an existing religious assembly use, replacing tiles with composition shingles, model "Presidential shake triple laminate" and color "Autumn blend", on a 8.96 gross acre site

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Planned Development

4 PDA75-020-01 Work Code: SF Lot - in common area MANAGER: Rachel Roberts
APN: **29948011** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: FRANCISCAN GARDENS HOA c/o Affirmative
RDA area: SNI Planned Community: No
District: 1 Zone: R-1-8(PD) GP: MHDR (12-25) Near a Waterway (<300ft): No
Address: 3153 PAYNE AV UNIT 11 SNI area: Winchester Historic Dist: NO
Gross acres: 4.1 Previous files:
north side of Payne Avenue, approximately 500 feet westerly of Winchester Boulevard
Live Tree Removal Permit to allow the removal of nine Pine trees, ranging in size from approximately 56 to 92 inches in circumference, from the common area of a 4.1 gross acre site in the R-1-8(PD) Planned Development Zoning District.

5 PDA81-068-01 Work Code: SF Lot - in common area MANAGER: Avril Baty
APN: **23048018** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: ALLANSMITH SHARON L
RDA area: No Planned Community: No
District: 6 Zone: A(PD) GP: No Near a Waterway (<300ft): No
Address: 962 SILICON DR SNI area: No Historic Dist: NO
Gross acres: 0.55 Previous files:
east side of Myrtle Street, 200 feet northerly of McKenrie
Live Tree Removal Permit to allow the removal of one Ash tree, approximately 12 feet in circumference from the rear yard of an existing residential unit.

Site Development

6 H08-027 Work Code: None MANAGER: Licinia McMorrow
APN: **25934048** TECH: Helen Maddox ENGINEER: Norman Mascarinas
Historic: Yes Impervious Surface: No Owner: MESSINGER MICHAEL D TRUSTEE
RDA area: SNI Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft): No
Address: 12 N SAN PEDRO ST SNI area: No Historic Dist: NO
Gross acres: 0.26 Previous files:
northeast corner of North San Pedro Street and West Santa Clara Street
Site Development Permit to demolish a building, address as 12 N. San Pedro, replace it with a 3-story addition of 15,893 square feet to an existing commercial building, address as 131 W. Santa Clara, and allow exterior modifications on a 0.26 gross acre site.

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Site Development

- 7 H08-028 Work Code: None MANAGER: Licinia McMorrow
APN: **47218021** TECH: Derek Ng ENGINEER: Vivian Tom
Historic: Yes Impervious Surface: No Owner: Mark Sanchez
RDA area: SNI Planned Community: Martha Gardens
District: 3 Zone: R-M GP: MU-VP Near a Waterway (<300ft): No
Address: 826 S 3RD ST SNI area: Spartan/Keyes Historic Dist:
Gross acres: 0.14 Previous files:
east side of S. 3rd St, approximately 140 ft south of E. Virginia St
Site Development Permit to legalize an existing rear, second-story addition of approximately 266 square feet for use as laundry, storage, and common area for an existing 5-unit residential structure on a 0.2 acre site.

Special Use Permit

- 8 SP08-031 Work Code: None MANAGER: Christopher Burton
APN: **10130004** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: 702/703 INVESTORS LLC
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: ICA Near a Waterway (<300ft): No
Address: 41 DAGGETT DR SNI area: No Historic Dist: NO
Gross acres: 15.45 Previous files: **TE02-109-01**
northeast corner of Daggett Drive and North 1st Street
Special Use Permit to install 2 tanks with 1,625 gallon capacity, enclosed within a chain link fence, at the back of an existing industrial building where the current use is medium manufacturing on a 15.45 gross acre site
- 9 SP08-032 Work Code: None MANAGER: Avril Baty
APN: **43417073** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: BATES WILLIAM B AND VERA W
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1465 HERVEY LN SNI area: No Historic Dist: NO
Gross acres: 0.17 Previous files:
1465 HERVEY LANE
Special Use Permit to construct a 168 square-foot addition to an existing detached residential unit at the rear yard of a single-family residence, for current use as daycare, on a 0.17 gross acre site, where the lot is less than 8,000 square feet

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Special Use Permit

10 SP08-033 Work Code: None MANAGER: John Kim
APN: **67909004** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: No Owner: FOLMER GERALD J GERALD FOLMER
RDA area: No Planned Community: Silver Creek
District: 8 Zone: A GP: NUH Near a Waterway (<300ft): No
Address: 3820 DOVE HILL RD SNI area: No Historic Dist: NO
Gross acres: 0.2 Previous files:
3820 Dove Hill Road
Special Use Permit to install 3 to 8 feet high retaining walls behind the garage of a single family residential use lot of 1.87 gross acres

11 SPA07-033-01 Work Code: None MANAGER: Ella Samonsky
APN: **46721028** TECH: Helen Maddox ENGINEER: N/A
Historic: Yes Impervious Surface: No Owner: Teresa Lopez
RDA area: Century Center Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft): No
Address: 21 N 2ND ST SNI area: No Historic Dist: NO
Gross acres: 0.26 Previous files: SP07-033 SC07-003
21 North 2nd Street
Special Use Permit Amendment to extend the operation hours from previously approved 2:00am to proposed 3:00am for an existing eating establishment seven days per week on a 0.26 gross acre site

Tentative Map

12 PT08-036 Work Code: MANAGER: Reena Mathew
APN: **24916015** TECH: Derek Ng ENGINEER: Norman Mascarinas
Historic: No Impervious Surface: Owner: BINI LOUIS M TRUSTEE & ET AL
RDA area: SNI Planned Community: No
District: 3 Zone: R-2 GP: No Near a Waterway (<300ft): No
Address: 890 N 17TH ST SNI area: No Historic Dist: NO
Gross acres: 0.3 Previous files: PD07-073 PDC07-004 PRE06-316
southeast corner of East Hedding Street and North 17th Street
Planned Development Tentative Map Permit to subdivide one parcel into 3 lots for residential uses on 0.30-gross acre site.

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Tree Removal

13 TR08-182 Work Code: SF Lot - on private lot MANAGER: Jeff Roche
APN: **45911048** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: VERDI ROBERTA S
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 3822 MOUNTCLIFFE CT SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:

Dead Tree Removal to allow the removal of one Deadora Cedar, approximately 84-inches in circumference from the front yard of an existing singel-family detached residential lot.

14 TR08-183 Work Code: SF Lot - on private lot MANAGER: Lori Moniz
APN: **30728005** TECH: Lori Moniz ENGINEER:
Historic: No Impervious Surface: Owner: AHMAD MAHMOUD AND SAMIHA
RDA area: No Planned Community: No
District: 1 Zone: R-1-5 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 4045 MORELAND WY SNI area: No Historic Dist: NO
Gross acres: 0.24 Previous files: TR08-162

DEAD - Tree Removal Permit to allow the removal of one dead Pine tree, over 56-inches in circumference from an existing single-family residential lot.

15 TR08-184 Work Code: SF Lot - on private lot MANAGER: Bill Roth
APN: **43429040** TECH: Suzanne Thomas ENGINEER:
Historic: No Impervious Surface: Owner: ELLEDGE DON V
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1680 ARBOR DR SNI area: No Historic Dist: NO
Gross acres: .20 Previous files:

1680 Arbor Dr.

Tree removal permit to allow the removal of a Walnut of approximately 72 inches in circumference located in the left side yard of a property in the R-1-8 Residential Zoning District.

16 TR08-185 Work Code: SF Lot - on private lot MANAGER:
APN: **47711007** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: LE PHUOC MINH
RDA area: SNI Planned Community: No
District: 7 Zone: R-1-8 GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 1134 ROBERTS AV SNI area: Tully-Senter Historic Dist: NO
Gross acres: 0.5 Previous files:

Dead Tree Removal Permit request to remove one Monterey Pine tree from the front yard of a single-family detached residence.

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Tree Removal

- 17 TR08-186 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
APN: **44738103** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: OWYANG STEVEN J AND UENO-OWYANG I
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 1630 TUPOLO DR SNI area: No Historic Dist: NO
Gross acres: 0.1 Previous files:
1630 Tupolo Drive
Tree Removal Permit request to remove one (1) Palm tree, approximately 78 inches in circumference, from the front yard of a single-family detached residence.
- 18 TR08-187 Work Code: SF Lot - on private lot MANAGER: Licinia McMorrow
APN: **56715024** TECH: Lesley Xavier ENGINEER:
Historic: No Impervious Surface: Owner: SWEETAPPLE RICHARD C AND CAROL M T
RDA area: No Planned Community: No
District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 5691 LILAC BLOSSOM LN SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:
5691 Lilac Blossom Lane
Live Tree Removal Permit request to remove one (1) Palm Tree, approximately 67 1/2 inches in circumference, from the front yard of a single-family residence.
- 19 TR08-188 Work Code: SF Lot - on private lot MANAGER: Reena Mathew
APN: **24946039** TECH: Jeff Roche ENGINEER:
Historic: Yes Impervious Surface: Owner: LAM TAT
RDA area: SNI Planned Community: No
District: 3 Zone: R-M GP: PQP Near a Waterway (<300ft): No
Address: 337 N 4TH ST SNI area: 13th Street Historic Dist: NO
Gross acres: 0.09 Previous files:
337 N. 4th Street
Live Tree Removal Permit to allow the removal of one Tree of Heaven, approximately 60-inches in circumference from the rear yard of an existing single-family residence.
- 20 TR08-189 Work Code: SF Lot - on private lot MANAGER: Rachel Roberts
APN: **68944081** TECH: Jeff Roche ENGINEER:
Historic: No Impervious Surface: Owner: GENTLEMAN JAMES A AND LYNETTE M
RDA area: No Planned Community: No
District: 2 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 476 TOVAR DR SNI area: No Historic Dist: NO
Gross acres: 0.12 Previous files:
476 Tovar Drive
Live Tree Removal Permit to allow the removal of one Cedar Tree, approximately 102-inches in circumference from the front yard of an existing single-family detached residence.

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Tree Removal

- 21 TR08-190 Work Code: SF Lot - on private lot MANAGER: John Baty
APN: **24945016** TECH: Ben Corrales ENGINEER:
Historic: Yes Impervious Surface: Owner: MARTIN JOHNNY G
RDA area: SNI Planned Community: No
District: 3 Zone: R-M GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 466 N 3RD ST SNI area: 13th Street Historic Dist: YES
Gross acres: 0.14 Previous files: LNC08-006
east side of North 3rd Street, approximately 350 feet south of East Empire Street
Tree Removal Permit to remove one Redwood tree approximately 66 inches in circumference on a 0.15 gross acre lot located in the R-M Multiple Residence Zoning District

- 22 TR08-191 Work Code: SF Lot - on private lot MANAGER:
APN: **38123007** TECH: John Kim ENGINEER:
Historic: No Impervious Surface: Owner: HOWE LOUIS P AND MARY F TRUSTEE
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0), PPOS Near a Waterway (<300ft): No
Address: 1339 CORDELIA AV SNI area: No Historic Dist: NO
Gross acres: 0.21 Previous files:

Dead Tree Removal Permit for the removal of one cedar tree, 96 inches in circumference, from the front yard of a single family residence located in the R-1-8 Zoning District.

Conditional Use

- 23 CP08-057 Work Code: CP for Off-Sale of Alcohol MANAGER: Edward Schreiner
APN: **23703074** TECH: Helen Maddox ENGINEER: Vivian Tom
Historic: No Impervious Surface: Yes Owner: BROKAW VENTURES LLC
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: CN GP: CIC Near a Waterway (<300ft): No
Address: 1015 E BROKAW RD SNI area: No Historic Dist: NO
Gross acres: 8.19 Previous files: C08-029 GP07-04-02 PRE07-266 PRE06-380
northwest corner of Brokaw Road and Oakland Road
Conditional Use Permit to demolish existing industrial use buildings and construct 100,500 square feet for commercial uses, to allow off-sale of alcoholic beverages for future tenants, and to allow drive-through use for a pharmacy on an 8.19 gross acre site

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Sidewalk Cafe

24 SC08-007 Work Code: Other MANAGER: Ella Samonsky
APN: **25941068** TECH: Helen Maddox ENGINEER: N/A
Historic: No Impervious Surface: Owner:
RDA area: Park Center Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft): No
Address: 185 PARK AV SNI area: No Historic Dist: NO
Gross acres: 1 Previous files: AD08-305 AD06-1060
185 Park Avenue
Sidewalk Cafe Permit to allow outdoor seating for the consumption of food and non-alcoholic drinks in the public right-of-way along Park Avenue

Historic Preservation

25 HP08-003 Work Code: Other MANAGER: Lori Moniz
APN: **47224043** TECH: Helen Maddox ENGINEER: N/A
Historic: Yes Impervious Surface: No Owner: CASTRO ANTHONY G
RDA area: SNI Planned Community: No
District: 3 Zone: R-M GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 687 S 8TH ST SNI area: University Historic Dist:
Gross acres: 0.12 Previous files:
687 South 8th Street
Historic Preservation Permit to legalize an addition of 138 square feet to a single-family residence, listed on the Historic Inventory # 47224043, on a 0.13-acre site in the Reed City Landmark Historic District

Administrative

26 AP08-007 Work Code: Non CP MANAGER: Suparna Saha
APN: **45107003** TECH: Meera Nagaraj ENGINEER: N/A
Historic: No Impervious Surface: Owner: GOODWILL INDUSTRIES SCC INC
RDA area: Planned Community: N/A
District: 9 Zone: CP GP: GC Near a Waterway (<300ft): Yes
Address: 3066 ALMADEN EX SNI area: No Historic Dist: NO
Gross acres: 1.87 Previous files: CP07-060 PRE06-310
approximately 160' south of Foxworthy Avenue, east of Almaden Expressway
To install a stand-by generator within an existing wrought iron fence enclosure. Stand-by diesel generator model GENERAC SD060, DEERE 3.0 DTA Engine 60 Kw, as permitted by the Bay Area Air Quality Management District.

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Single Family development

27 SF08-017 Work Code: Non CP MANAGER: Avril Baty
APN: **42921009** TECH: Derek Ng ENGINEER: N/A
Historic: No Impervious Surface: No Owner: ANDERSON DAVID C AND LAURA J
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 967 JANSEN AV SNI area: No Historic Dist: NO
Gross acres: 0.11 Previous files:

967 Jansen Avenue

Single Family House Permit to allow a second story rear addition to an existing two-story residence that is not on the Historic Resources Inventory, resulting in a Floor Area Ratio of 53%.